153.0	0011	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	812,100 / 812,100
					USE VALUE:	812,100 / 812,100
					ASSESSED:	812,100 / 812,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		EUSTIS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHIELDS NANCY J	
Owner 2:		
Owner 3:		
Street 1:	38 EUSTIS ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,061 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1940, having primarily Wood Shingle Exterior and 1963 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6061.000	330,600		481,500	812,100
Total Card	0.139	330,600		481,500	812,100
Total Parcel	0.139	330,600		481,500	812,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.66 | /Parcel: 413.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 102436

GIS Ref

GIS Ref

Insp Date 01/31/18

PREVIOUS ASSESSMENT

Parcel ID 153.0-0011-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	330,600	0	6,061.	481,500	812,100	812,100	Year End Roll	12/18/2019
2019	101	FV	250,000	0	6,061.	451,400	701,400	701,400	Year End Roll	1/3/2019
2018	101	FV	244,500	0	6,061.	373,100	617,600	617,600	Year End Roll	12/20/2017
2017	101	FV	244,500	0	6,061.	343,000	587,500	587,500	Year End Roll	1/3/2017
2016	101	FV	244,500	0	6,061.	313,000	557,500	557,500	Year End	1/4/2016
2015	101	FV	234,800	0	6,061.	306,900	541,700	541,700	Year End Roll	12/11/2014
2014	101	FV	234,800	0	6,061.	285,300	520,100	520,100	Year End Roll	12/16/2013
2013	101	FV	234,800	0	6,061.	271,400	506,200	506,200		12/13/2012

!12084!

PRINT

Date	Time
12/11/20	02:12:02

LAST REV

Date	Time
03/26/18	14:36:00
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12084

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13722-427		6/1/1979		75,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/1/2012	548	Redo Kit	13,109					REFACE CABINETS

ACTIVITY INFORMATION

Date	Result	By	Name
1/31/2018	Inspected	BS	Barbara S
1/20/2017	MEAS&NOTICE	HS	Hanne S
6/25/2012	Info Fm Prmt	BR	B Rossignol
12/20/2008	Meas/Inspect	345	PATRIOT
4/6/2000	Meas/Inspect	263	PATRIOT
7/13/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102436
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6061		Sq. Ft.	Site		0	80.	0.99	9									481,466						481,500	

Total AC/HA:	0.13914	Total SF/SM:	6061	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	481,466	Spl Credit		Total:	481,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.28405797
Const Adj.:	0.98990101
Adj $ / SQ:	171.597
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	449202
Depreciation:	118589
Depreciated Total:	330613

COMMENTS

BMT FP NON FUNCTIONING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

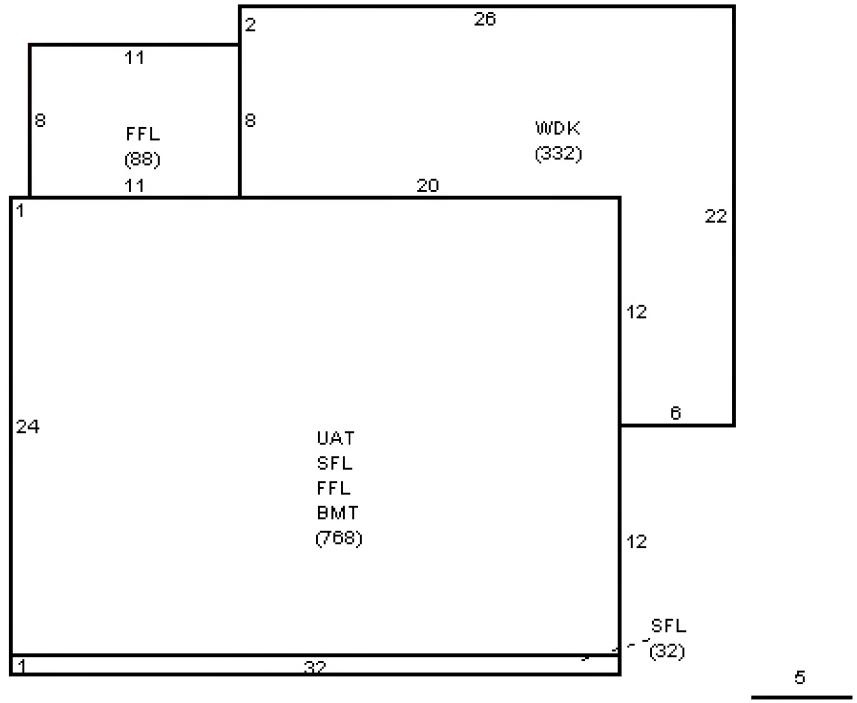
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	171.60
Special Features:	0	Val/Su Net:	112.14
Final Total:	330600	Val/Su SzAd	199.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	856	171.600	146,887
SFL	Second Floor	800	171.600	137,278
BMT	Basement	768	66.920	51,397
WDK	Deck	332	8.920	2,962
UAT	Upper Attic	192	68.640	13,179
	Net Sketched Area:	2,948	Total:	351,703
Size Ad	1656	Gross Are	3524	FinArea 1963

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0011-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	